081.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,200 / 689,200
					USE VALUE:	689,200 / 689,200
					ASSESSED:	689,200 / 689,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENFELD HANNAH R
Owner 2:	RANDELLINI RICCARDO
Owner 3:	
Street 1:	19 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOOTH-BEAUMONT SHERYL D/TRS -
Owner 2:	SHERYL D BOOTH-BEAUMONT TRUST -
Street 1:	19 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,409 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1967, having primarily Wood Shingle Exterior and 1466 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5409.000	281,600		407,600	689,200
Total Card	0.124	281,600		407,600	689,200
Total Parcel	0.124	281,600		407,600	689,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.12 | /Parcel: 470.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,600	0	5,409.	407,600	689,200	689,200	Year End Roll	12/18/2019
2019	101	FV	219,600	0	5,409.	413,400	633,000	633,000	Year End Roll	1/3/2019
2018	101	FV	219,600	0	5,409.	308,600	528,200	528,200	Year End Roll	12/20/2017
2017	101	FV	219,600	0	5,409.	279,500	499,100	499,100	Year End Roll	1/3/2017
2016	101	FV	219,600	0	5,409.	267,800	487,400	487,400	Year End	1/4/2016
2015	101	FV	215,000	0	5,409.	227,100	442,100	442,100	Year End Roll	12/11/2014
2014	101	FV	215,000	0	5,409.	215,400	430,400	430,400	Year End Roll	12/16/2013
2013	101	FV	215,000	0	5,409.	205,000	420,000	420,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOOTH-BEAUMONT	75634-137	1	9/16/2020		800,000	No	No		
BOOTH-BEAUMONT	67341-195		5/31/2016	Convenience	1	No	No		
	13772-279		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/1992	552		15,000					12X16 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/21/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Measured	197	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
8/6/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5409		Sq. Ft.	Site		0	70.	1.08	5									407,588						407,600	

Total AC/HA: 0.12417 | Total SF/SM: 5409 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,588 | Spl Credit | Total: 407,600

Patriot Properties Inc.

User Acct	50410
GIS Ref	
GIS Ref	
Insp Date	08/21/18

!6583!

PRINT

Date	Time
12/10/20	21:20:28

LAST REV

Date	Time
11/19/20	10:33:34

mmcmakin

PAT ACCT. 6583

USER DEFINED

Prior Id # 1:	50410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382631
Depreciation:	101015
Depreciated Total:	281617

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

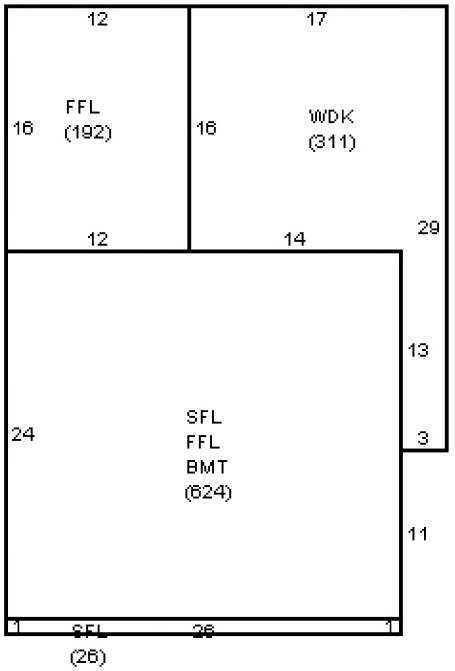
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



6

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	117.28
Final Total:	281600	Val/Su SzAd	192.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	182.230	148,701
SFL	Second Floor	650	182.230	118,451
BMT	Basement	624	54.670	34,114
WDK	Deck	311	9.210	2,866

Net Sketched Area:	2,401			Total:	304,132
Size Ad	1466	Gross Are	2401	FinArea	1466

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	2X9	A	AV	1995	0.00	T	19.2	101						
2	Frame Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	